WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett
Batch# 105953
06/18/2018 03:00:02 PM
Fees: $13.00 Taxes: $628.68

Davidson County
DEEDWARR
2 pgs

20180618-0058492

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,913.00.

KCR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2018.

VAnderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Teresa Boleyjack	NEW OWNER	08008012200
(NAME)	(NAME)	
3218 Holland Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Nine Thousand Nine Hundred Thirteen And No/100 Dollars ($169,913.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAWRENCE TYNER AND NANCY TYNER, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERESA BOLEYJACK,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 295 on the Plan of Bordeaux Hills, Section Two, as of record in Book 3600, Page 7, as amended in Book 3671, Page 19, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the northeasterly margin of Holland Lane at the corner of Lots Nos. 295 and 296; thence with the line between said lots, northeasterly 117.15 feet to a point; thence northwesterly 58.851 feet to a point which is 1.25 feet southeasterly from the original corner of Lots Nos. 294 and 295; thence southwesterly 120.83 feet to a point in the margin of Holland Lane; thence southeasterly 58.75 feet to the point of beginning.

BEING the same property conveyed to Lawrence Tyner and Nancy Tyner by deed from Jose Javier Villasenor and Maria del Rosario Villasenor, of record in Instrument 20170213-0014855, dated February 3, 2017, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3573, Page 105, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3600, Page 7, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3218 Holland Lane, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of May, 2018.

Lawrence Tyner

Nancy Tyner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawrence Tyner and Nancy Tyner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this May 31, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.